035.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,800 / 914,800
					USE VALUE:	914,800 / 914,800
					ASSESSED:	914,800 / 914,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHU HONGXIN
Owner 2:	CHEN XUE JUN
Owner 3:	
Street 1:	4 GARDNER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY THOMAS G--ETAL -
Owner 2:	DONNELLY JUDITH A -
Street 1:	4 GARDNER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474-3808

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2929 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4694.000	551,000	4,900	358,900	914,800
Total Card	0.108	551,000	4,900	358,900	914,800
Total Parcel	0.108	551,000	4,900	358,900	914,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.35 /Parcel: 312.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 035.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	551,000	4900	4,694.	358,900	914,800		Year end	12/23/2021
2021	104	FV	525,700	4900	4,694.	358,900	889,500		Year End Roll	12/10/2020
2020	104	FV	525,700	4900	4,694.	358,900	889,500	889,500	Year End Roll	12/18/2019
2019	104	FV	392,800	4900	4,694.	325,300	723,000	723,000	Year End Roll	1/3/2019
2018	104	FV	392,800	4900	4,694.	308,500	706,200	706,200	Year End Roll	12/20/2017
2017	104	FV	368,100	4900	4,694.	269,200	642,200	642,200	Year End Roll	1/3/2017
2016	104	FV	368,100	4900	4,694.	229,900	602,900	602,900	Year End	1/4/2016
2015	104	FV	327,400	4900	4,694.	213,100	545,400	545,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY THOMAS	1213-50		10/29/1999		342,000	No	No		
	1046-42		7/1/1988		241,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
6/14/2000	MLS		
2/28/2000	Mailer Sent		
2/24/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4694		Sq. Ft.	Site		0	64.	1.19	3									358,925						358,900	

Total AC/HA: 0.10776 | Total SF/SM: 4694 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 358,925 | Spl Credit | Total: 358,900

User Acct

23968

GIS Ref

GIS Ref

Insp Date

11/06/18

!2835!

PRINT

Date	Time
12/29/21	22:07:34

LAST REV

Date	Time
04/02/19	14:40:51
apro	

PAT ACCT. 2835

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	23968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14295769
Const Adj.:	0.99980003
Adj $ / SQ:	205.691
Other Features:	112014
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676852
Depreciation:	125895
Depreciated Total:	550958

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

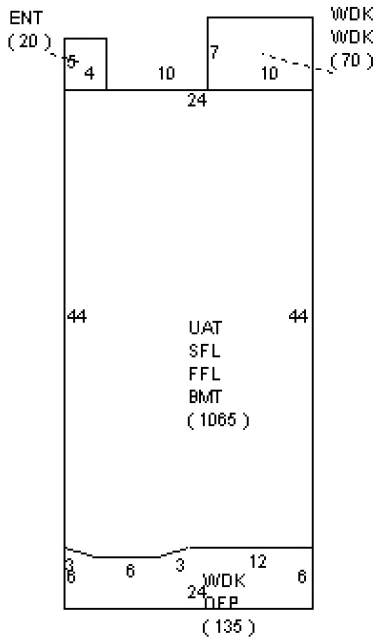
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.69
Special Features:	0	Val/Su Net:	141.61
Final Total:	551000	Val/Su SzAd	258.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,065	91.790	97,756
FFL	First Floor	1,065	205.690	219,061
SFL	Second Floor	1,065	205.690	219,061
WDK	Deck	275	9.630	2,649
UAT	Upper Attic	266	82.280	21,906
OFP	Open Porch	135	28.720	3,877
ENT	ENTRY	20	26.390	528
	Net Sketched Area:	3,891	Total:	564,838

Size Ad	2130	Gross Area	4690	FinArea	2929

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1915	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc